

TOWN OF ARLINGTON
MINUTES OF MEETING OF THE PERMANENT
TOWN BUILDING COMMITTEE
TUESDAY, NOVEMBER 18, 2014

Location: Town Hall Annex, Second Floor

Present: John Cole, Chairman
John Maher
Bill Hayner
Alan Reedy
Adam Chapdelaine
Suzanne Robinson
Bob Jefferson
Mark Miano
Guests: Jeff Shaw
Eric Ammondson
Kevin Kelly
Burt Barachowitz

At 7PM and prior to the meeting the Committee held a walkthrough of the CFS construction site and reviewed the progress of the work.

Thereafter Chairman Cole called the meeting to order at 7:30 PM.

CENTRAL FIRE STATION

A second leak test was performed and this time it is believed the source of the leaks was discovered. D&S has requested a price from the contractor to repair the two vertical joints in the precast cornice directly above the two windows in question. The repair will use the same lead T-cap in epoxy bedding techniques that was priced earlier. As soon as a price is negotiated the work can begin.

D&S noted that a revised price for the masonry sealer was received and is about 30% less than the previous price but still two times higher than a comparable quote. D&S has requested additional information to understand why this contractor is including twice the amount of time to install the product.

D&S noted that the topping slab removal is in process, and the contractor has submitted a price for the portion of the work completed. Given this price is for roughly 40% of the work, it is possible that the work will exceed the preliminary value budgeted and, therefore, D&S has increased the budgeted amount.

On a motion by Maher, seconded by Robinson, PCO #18 relating to plumbing fixtures was unanimously approved in the amount of \$2,001. On a motion by Maher, seconded by Hayner, Payment Requisition #4 was unanimously approved in the amount of \$403,273.00.

On a motion by Maher, seconded by Chapadelaine, Invoice #40 from PMA was unanimously approved in the amount of \$13,572.50. On a motion by Maher, seconded by Jefferson, an invoice from D&S in the amount of \$18,909.10 was unanimously approved.

COMMUNITY SAFETY BUILDING

Phase 2

Curtainwall repairs.

Chairman Cole gave an update on the west curtainwall repairs performed by WES's subcontractor, AGC. AGC removed the snap covers and removed and replaced most of the pressure bars. AGC is awaiting additional pressure bars prior to completing the remainder of their repairs. The pressure bars and snap covers have been left off in the area of the south jamb at the request of SGH so that WES can perform flashing repairs in this area. WES did some repairs but did not perform the work requested by SGH. SGH is scheduling a site inspection and water testing in order to get a better sense of the adequacy of WES's repairs.

Phase 3

1. Budget.

Ammondson presented the November 18, 2014, Owner's Project Budget. The Committee requested that the budget be revised to include a 15% Owner's construction contingency and to include the roof replacement as an alternate in the bid documents. Chairman Cole asked that the OPM line items be increased to \$204,000 to include 60 weeks of 6 hours per week of PM time, 20 weeks of 20 hours per week, and 40 weeks of 40 hours per week of clerk time.

Mr. Ammondson is to make revisions and provide same to Chairman Cole by November 19, 2014 for the Capital Planning Committee's review.

2. Scope increase since 2010 study.

The increased scope items plus the Owner's FF&E costs are attached to the November 18, 2014, Owner's Project Budget. These items amount to \$1.58 million.

3. LEED.

The Committee gave Mr. Ammondson permission to work directly with WSP and to provide updates to the Committee.

4. Owner's Project Manager.

The Town is preparing a Request for Proposal to procure OPM services.

On a motion by Robinson, seconded by Chapadelaine, the minutes of the meeting on November 4th were unanimously approved. There was no Executive Session.

Whereupon, a motion was made by Hayner, seconded by Jefferson, to adjourn at 8:53 PM, and it was unanimously voted.

Respectfully submitted,

John F. Maher, Clerk Pro Tem